



GRASSROOTS
REALTY GROUP

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**1910 12 Avenue S
Lethbridge, Alberta**

MLS # A2238042



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Storage		

Inclusions: 2 x fridge, 2 x stove, 2 x hood fan, dishwasher, central air conditioner, garage door opener + remote

Living in Central Lethbridge has so many perks. For example, this 5 bedroom bungalow which by the way has had a list of recent renovations done to it, is blocks from an elementary and junior high school. Its blocks away from the hospital and so many green spaces. No matter what side of the city you need to travel to this location is so central that you get to where you need in no time at all! You also get to live in a community where mature trees line city streets. Does this home check a lot of boxes on your list? We believe it does.